



Order Filed on October 4, 2018
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

Robertson, Anschutz & Schneid, PL
Authorized Agent for Secured Creditor
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6700 (main)
Telephone: 973-575-0707 (local)

Laura Eggerman, Esq. (LE-8250)

In Re:

**AVRAHAM D. MANHEIM and
SYLVIA MANHEIM,**

Debtors.

Case No.: 17-33851-MBK

Chapter: 11

Hearing Date: October 1, 2018

Judge: Michael B. Kaplan

**ORDER DIRECTING DEBTORS TO PERMIT ACCESS TO REAL PROPERTY FOR
PURPOSE OF REAL ESTATE APPRAISALS**

The relief set forth on the following page, is hereby **ORDERED**.

DATED: October 4, 2018


Honorable Michael B. Kaplan
United States Bankruptcy Judge

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Debtors: **Avraham D. Manheim and Sylvia Manheim**

Case No.: **17-33851-MBK**

Caption of Order: **Order Compelling Appraisals**

Upon the motion of WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR MASTR ALTERNATIVE LOAN TRUST 2005-4, (“Secured Creditor”) pursuant to 11 U.S.C. §105 to compel Debtors **AVRAHAM D. MANHEIM** and **SYLVIA MANHEIM** to provide Secured Creditor, its agents and contractors, access to the properties commonly known as **1346 PARIS COURT, LAKEWOOD, NEW JERSEY; 325 DEWEY AVENUE, LAKEWOOD, NEW JERSEY; and 1174-C CLYDEBANK COURT, LAKEWOOD, NEW JERSEY** (collectively the “Properties”) for the purpose of conducting appraisals, and the Court having considered the papers submitted, and the Court having concluded that the Properties are property of the Debtors’ Bankruptcy estate; and it appearing that the relief requested is in the best interests of the Bankruptcy Estate, its creditors, and other parties-in-interest; and after due deliberation thereon and for cause shown,

IT IS ORDERED THAT:

1. Debtors AVRAHAM D. MANHEIM and SYLVIA MANHEIM must provide the Secured Creditor, its agents and contractors, access to the Properties within fifteen (15) days of the entry of this order, and for as long as is necessary for the purpose of completing appraisals of each of the Properties. The appraisal shall be scheduled and shall occur between 9:00 a.m. and 5:00 p.m. on a weekday.
2. Confirmation of the date and time of the inspections by the appraiser shall be transmitted by electronic mail to the Debtors AVRAHAM D. MANHEIM and SYLVIA MANHEIM no less than 24 hours prior to the date and time the appraiser desires to conduct the inspection.
3. Secured Creditor shall serve this Order on the Debtors, any trustee, and any other party who entered an appearance on the motion.

Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Avraham D. Manheim
Sylvia Manheim
DebtorsCase No. 17-33851-MBK
Chapter 11**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 2
Total Noticed: 1

Date Rcvd: Oct 04, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 06, 2018.
db/jdb Avraham D. Manheim, Sylvia Manheim, 807 Forest Ave, Lakewood, NJ 08701-2627

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 06, 2018

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 4, 2018 at the address(es) listed below:

Adam S. Kessler on behalf of Creditor Land Line Equities LLC akessler@kesslerlaw.com
Charles G. Wohlrab on behalf of Creditor U.S. Bank National Association, as Trustee, successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of America, N.A., as Trustee, successor by merger to LaSalle Ba cwohrlab@logs.com, njbankruptcynotifications@logs.com
Charles H. Jeanfreau on behalf of Creditor Deutsche Bank National Trust Charlesj@w-legal.com, BNCmail@w-legal.com
Charles H. Jeanfreau on behalf of Creditor Citibank, N.A., as successor Trustee to U.S.. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2006-1, Mortgage Pass Through Certificates, Series 2006-1 Charlesj@w-legal.com, BNCmail@w-legal.com
Charles H. Jeanfreau on behalf of Creditor Specialized Loan Servicing LLC as servicer for Citibank, N.A., as successor Trustee to U.S. Bank National Association, as Trustee for MASTR Alternative Loan Trust 2006-1, Mortgage Pass-Through Certif Charlesj@w-legal.com, BNCmail@w-legal.com
Charles H. Jeanfreau on behalf of Creditor Specialized Loan Servicing LLC (SLS), as servicer for Deutsche Bank National Trust Company, as Trustee for Home Equity Mortgage Loan Asset-Backed Trust, Series INABS 2005-A, Home Equity Mortgage Loan Charlesj@w-legal.com, BNCmail@w-legal.com
Denise E. Carlson on behalf of Creditor NATIONSTAR MORTGAGE LLC dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Jeanette F. Frankenberg on behalf of Creditor Seterus, Inc., as authorized sub-servicer for Federal National Mortgage Association ('Fannie Mae'), a corporation organized and existing under the laws of the United States of America cmecf@sternlav.com
Jeffrey M. Sponder on behalf of U.S. Trustee U.S. Trustee jeffrey.m.sponder@usdoj.gov, jeffrey.m.sponder@usdoj.gov
Jordan Seth Blask on behalf of Creditor PNC Bank, National Association jblask@tuckerlaw.com, agilbert@tuckerlaw.com/cabbott@tuckerlaw.com
Keith A. Bonchi on behalf of Creditor City of Trenton keith@gmslaw.com
Laura M. Egerman on behalf of Creditor NATIONSTAR MORTGAGE LLC bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com
Laura M. Egerman on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com
Laura M. Egerman on behalf of Creditor WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ2 bkyecf@rasflaw.com, bkyecf@rasflaw.com/legerman@rasnj.com
Marlena S. Diaz-Cobo on behalf of Creditor Park Place 2 Condominium Association, Inc. collections@theassociationlawyers.com
Marlena S. Diaz-Cobo on behalf of Creditor Leisure Village East Association, Inc. collections@theassociationlawyers.com
Miriam Rosenblatt on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION bkyecf@rasflaw.com, mrosenblatt@rasflaw.com
Miriam Rosenblatt on behalf of Creditor WILMINGTON TRUST, COMPANY AS TRUSTEE bkyecf@rasflaw.com, mrosenblatt@rasflaw.com
Rebecca Ann Solarz on behalf of Creditor NATIONSTAR MORTGAGE LLC rsolarz@kmlawgroup.com

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Date Rcvd: Oct 04, 2018

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email)
system (continued)

Robert P. Saltzman on behalf of Creditor Seterus, Inc., as authorized sub-servicer for
Federal National Mortgage Association ('Fannie Mae'), a corporation organized and existing under
the laws of the United States of America dnj@pbslaw.org
Sherri Jennifer Smith on behalf of Creditor THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK N.A., AS
TRUSTEE, FOR NOMURA ASSET ACCEPTANCE CORPORATION, MORT nj.bkecf@fedphe.com, nj.bkecf@fedphe.com
Stuart J. Lieberman on behalf of Creditor Coventry Square Condominium Association
dkn@liebermanblecher.com
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov
William M.E. Powers on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
William M.E. Powers, III on behalf of Creditor U.S. Bank National Association, as Trustee,
successor in interest to Wilmington Trust Company, as Trustee, successor in interest to Bank of
America, N.A., as Trustee, successor by merger to LaSalle Ba ecf@powerskirn.com
William M.E. Powers, III on behalf of Creditor Wells Fargo Bank, N.A. ecf@powerskirn.com
TOTAL: 26